


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 1720 McCulloh Street		

TO Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE: November 2, 2011

REQUEST

The Department of Planning has received Virgil Bartram's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Deborah Batiste, to use the property as four dwelling units. We understand that this appeal is scheduled for hearing on November 22, 2011.

SITE

1720 McCulloh Street is located on the west side of the street, approximately 124' south of the intersection with Laurens Street. This property measures approximately 20'3" by 120' and is currently improved with a three-story attached residential building measuring approximately 20'3" by 57'. This site is zoned R-8 and is located within the Madison Park North Urban Renewal Plan area and the Old West Baltimore National Register Historic District.

ANALYSIS

Use: In this zoning district, multiple-family dwellings are a permitted use, and so are allowed (§4-1101). In this case, the property was last authorized for use as a multiple-family attached dwelling, but a Vacant House Notice was issued against this property in March 2010. As a result, the property may have reverted to single-family dwelling status.

Conversion of Dwellings: In all districts except the R-2, R-4, R-5, and R-6 Districts, the Board may authorize, as a conditional use, the conversion of a building for use by more than one family, as long as the number of families permitted conforms with the applicable bulk regulations for the district in which the building is located (§3-305.b.1).

Lot Area: In this zoning district, multiple-family dwellings require 750 square feet of lot area per dwelling unit (§4-1106.a.). In this case, for four dwelling units, 2,625 square feet of lot area is required. The lot encloses 2,745 square feet, and so does meet this requirement.

Urban Renewal Plan: This property is located in the Madison Park North Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Comprehensive Planning: The Department of Planning typically will only support one dwelling unit per floor, and does not support units in basements. The Baltimore City Comprehensive Master Plan: LIVE, EARN, PLAY, LEARN calls for better land use and urban design standards in order to improve the neighborhoods in our City. To further encourage the excessive conversion of residences is inconsistent with these goals.

Off-Street Parking: ... if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title (§10-202.a). If the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b). In this zoning district, multiple-family attached dwellings require one off-street parking space per dwelling unit (§10-405.1.iv). For four dwelling units, four parking spaces are required; three can be provided at the rear of the property, which has a 41'3" frontage along Stoddard Street (a back street or alley behind the premises).

Historic District: The property is located in a designated historic district, and so may be eligible for historic tax credits for restoration and renovation. The appellant is encouraged to contact the Baltimore Commission for Historical and Architectural Preservation before proceeding with any improvements which may be authorized as a result of this appeal.

RECOMMENDATION

The Department of Planning recommends approval of three dwelling units on this property. Each dwelling unit would have its own parking space on site, and each unit would contribute to the marketability of the rental property as a whole.

TJS/wya/mf

cc: Virgil Bartram, Appellant